

066.0

0004

0007.A

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONTotal Card / Total Parcel  
688,100 / 688,100

APPRAISED:

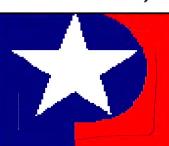
688,100 / 688,100

USE VALUE:

688,100 / 688,100

ASSESSED:

688,100 / 688,100


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
43		CUTTER HILL RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	LEE SAI K & MAGDALENE C	
Owner 2:		
Owner 3:		

Street 1:	43 CUTTERHILL RD
Street 2:	

Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474
Cntry:	
Own Occ:	Y
Type:	

PREVIOUS OWNER	
Owner 1:	FORD RICHARD C -
Owner 2:	-

Street 1:	43 CUTTERHILL RD
Twn/City:	ARLINGTON

St/Prov:	MA
Postal:	02474
Cntry:	

Notes:	
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**NARRATIVE DESCRIPTION**

This parcel contains 8,081 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1960, having primarily Wood Shingle Exterior and 1728 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8081		Sq. Ft.	Site		0	70.	0.82	12									463,702						463,700	

Total AC/Ha: 0.18551

Total SF/SM: 8081

Parcel LUC: 101 One Family

Prime NB Desc: ARLINGTON

Total: 463,702

Spl Credit

Total: 463,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

1 of 1  
CARDResidential  
ARLINGTON

APPRAISED:

688,100 / 688,100

USE VALUE:

688,100 / 688,100

ASSESSED:

688,100 / 688,100

User Acct

42386

GIS Ref

GIS Ref

Insp Date

10/05/16

PRINT

Date

Time

12/10/20

20:32:05

LAST REV

Date

Time

12/02/20

11:49:42

jorourke

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/2/2020	SQ Returned	JO	Jenny O
11/19/2020	SQ Mailed	MM	Mary M
10/5/2016	Measured	DGM	D Mann
10/5/2016	Measured	DGM	D Mann
10/5/2016	Left Notice	DGM	D Mann
7/28/2014	Info Fm Prmt	PC	PHIL C
3/23/2009	Meas/Inspect	163	PATRIOT
11/4/1999	Inspected	267	PATRIOT
10/7/1999	Mailer Sent		

Sign: VERIFICATION OF VISIT NOT DATA

/ / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>									
Type: 19 - Ranch				Full Bath: 1	Rating: Average			SCUTTLE HOLE.													
Sty Ht: 1 - 1 Story				A Bath:	Rating:																
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Fair																
Foundation: 1 - Concrete				A 3QBth:	Rating:																
Frame: 1 - Wood				1/2 Bath:	Rating:																
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:																
Sec Wall: 8 - Brick Veneer	5%			OthrFix:	Rating:																
Roof Struct: 1 - Gable				<b>OTHER FEATURES</b>																	
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Very Good																
Color: WHITE				A Kits:	Rating:																
View / Desir:				Fpl: 2	Rating: Average																
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:																
Grade: C - Average				<b>CONDOS INFORMATION</b>																	
Year Blt: 1960	Eff Yr Blt:			Location:																	
Alt LUC:		Alt %:		Total Units:																	
Jurisdict: G17		Fact:	.	Floor:																	
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
<b>INTERIOR INFORMATION</b>				<b>DEPRECIATION</b>				<b>REMODELING</b>				<b>RES BREAKDOWN</b>									
Avg Ht/FL: STD				Phys Cond: AG - Avg-Good	26.	%		Exterior:	No Unit	RMS	BRS	FL									
Prim Int Wall: 1 - Drywall				Functional:		%		Interior:	1	6	3										
Sec Int Wall:		%		Economic:		%		Additions:													
Partition: T - Typical				Special:		%		Kitchen:													
Prim Floors: 3 - Hardwood				Override:		%		Baths:													
Sec Floors: 4 - Carpet	25%			Total:	26.4	%		Plumbing:													
Bsmnt Flr: 4 - Carpet				<b>CALC SUMMARY</b>				Electric:													
Subfloor:				Basic \$ / SQ: 95.00				Heating:													
Bsmnt Gar: 1				Size Adj.: 1.35000002				General:													
Electric: 3 - Typical				Const Adj.: 1.00901115				Totals	1	6	3										
Insulation: 2 - Typical				Adj \$ / SQ: 129.406																	
Int vs Ext: S				Other Features: 94000																	
Heat Fuel: 2 - Gas				Grade Factor: 1.00																	
Heat Type: 3 - Forced H/W				NBHD Inf: 1.00000000																	
# Heat Sys: 1				NBHD Mod:																	
% Heated: 100		% AC:		LUC Factor: 1.00																	
Solar HW: NO		Central Vac:	NO	Adj Total: 304956																	
% Com Wall		% Sprinkled:		Depreciation: 80508				Juris. Factor: 1.00	Before Depr:	129.41											
				Deprecated Total: 224448				Special Features: 0	Val/Su Net:	96.39											
								Final Total: 224400	Val/Su SzAd:	194.79											
<b>MOBILE HOME</b>				Make:			Model:		Serial #:		Year:		Color:								
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 066.0-0004-0007.A												<b>IMAGE</b>					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	<b>AssessPro Patriot Properties, Inc</b>			
More: N					Total Yard Items:				Total Special Features:			Total:									